

# BASE ENCROACHMENT ZONE DEFINITION

## Principle:

At the base of the building elements that extend into the public right-of-way occupy the Facade Base Encroachment Zone. These elements can contribute to the character, scale and visual richness of the street and are encouraged. Extending out beyond the property line, however, can inhibit pedestrian or vehicular movement or create a public hazard.

**Because public right-of-way is being utilized, certain encroachments require a City Special Privilege Permit or Air and Subterranean Space Leases (DPW: 286-2416)**

## Guideline:

### Architectural Elements

The following are traditional architectural terms and elements, but also apply to contemporary counterparts. In addition to meeting the guidelines presented for architectural elements throughout Zone One the following City standards also apply:

*Main cornices* may project not more than three feet provided they are at least 14 feet above adjacent grade.

*Cornices of show windows, porches, and false mansard type structures* may project not more than 15 inches provided they are at least 10 feet above adjacent grade.

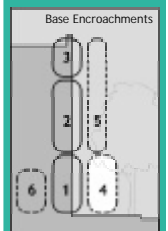
*Belt courses, lintels, sills, architraves, pediments over windows* and similar architectural projections may project not more than 4 inches.

*Pediments, nonstructural columns or pilasters, and similar architectural projections, including bases and capitals, located at principal entry doors of a building or structure* may project not more than 8 inches.

*Rustications (masonry projections) and quoins* may project no more than 4 inches.

*Base courses* may project not more than 1 inch provided that they do not extend more than 30 inches above adjacent grade.

### Encroaching Architectural Details



# BASE ENCROACHMENT ZONE DEFINITION



**A canopy and awnings extending beyond the property line**



**Signage projecting beyond the property line**

## Hoods, Canopies, and Awnings

In addition to meeting the guidelines presented for Hoods, Canopies and Awnings in Zone One (page 40) the following City standards also apply:

*Hood* projections (including marquees) shall be permitted above entry doorways of any building or structure provided that the street right-of-way is at least 30 feet in width. The length of hoods, measured parallel to the building face shall not exceed the width of the entrance doorway(s) by more than four feet (10 feet for marquees). The overall height of a hood shall not exceed 4 feet (8 feet for marquees). There shall be at least 8 feet in the clear between any point of the hood and the sidewalk grade below.

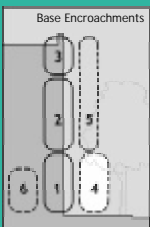
*Canopy* projections shall not exceed 1/2 the distance from the property line to the curb line, with a maximum projection of 6 feet and no closer than 2 feet to the curb line. There shall be at least 10 feet in the clear between any point of the canopy and the sidewalk grade below.

*Awning* projections shall not exceed 1/2 the distance from the property line to the curb line, with a maximum projection of 6 feet and no closer than 2 feet to the curb line. There shall be at least 7 feet six inches in the clear between any point of the frame and the sidewalk grade below, and at least 6 feet nine inches between all awning material and the sidewalk grade below.

## Signage

In addition to meeting the guidelines presented for signage in Zone One (pages 38-39), the following City standards also apply:

*Signage* may project not more than 4 feet beyond the property line. Signs erected above marquees shall be set back at least 2 feet from the edge of the marquee. There must be a clearance of at least 10 feet between any part of the sign and the sidewalk grade below.



## Lighting

In addition to meeting the guidelines presented for lighting in Zone One (page 41) the following City standards also apply:

*Lighting* fixtures may project not greater than 1 foot from the face of the wall. There must be a clearance of at least 7 feet between any part of the fixture and the sidewalk grade below. Fixtures may project up to 5 feet from the face of the wall if the clearance from the sidewalk grade below is at least 10 feet.



**Lighting fixtures that extend into the public way**

## Areaways

In addition to meeting the guidelines presented in Zone One the following City standard also applies:

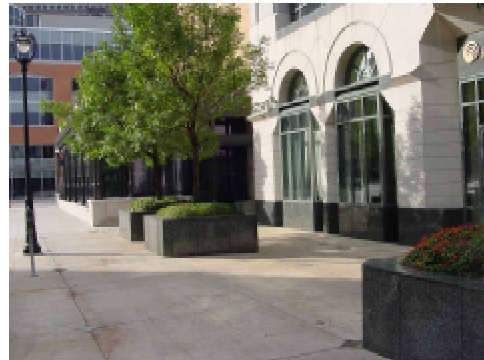
*Areaways* may not encroach past property line more than 30 inches.

## Street Furnishings

The animation of public spaces occurs when occasions to linger are introduced. *Street furniture* is permitted to the extent that pedestrian circulation is not blocked. A minimum 6 feet of public passage is required when seasonal temporary street furniture is permitted to occupy public sidewalk space. If permanent, street furniture must allow 12 feet of public passage.

Street furnishings must be able to withstand weather conditions and public use and remain in good repair.

*See also the City of Milwaukee Ordinances Ch. 245 for further information and regulations. Available annual permits are available at the Department of City Development located at 809 N Broadway.*



**Street Furnishings: Planters**



**Street Furnishings: Temporary Public Seating**

